



CHAPTER 5: HOUSING NEEDS ASSESSMENT

OVERVIEW

This comprehensive analysis of housing needs guided preparation of the objectives, policies, and program established in Chapter 4. This Chapter addresses trends and interrelationships between people, economics, and the housing stock. A number of general conclusions can be drawn from this information:

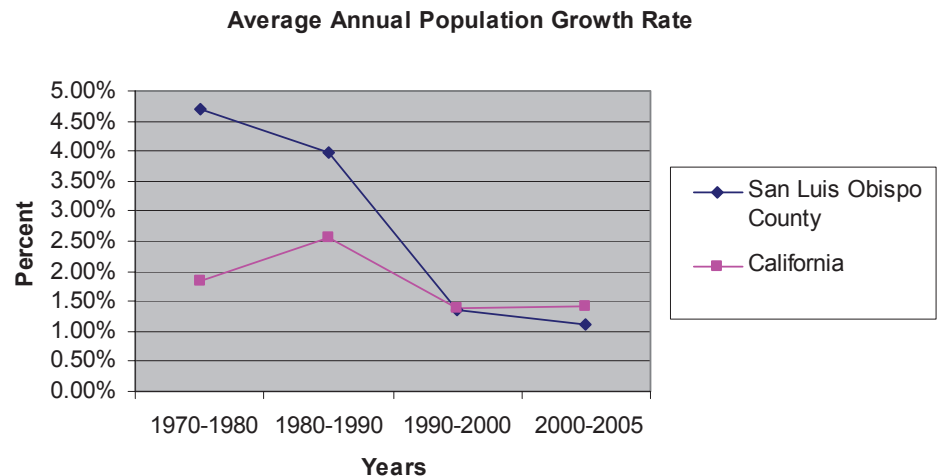
- As the household size declines, the need for relatively smaller homes rises.
- Although home prices declined significantly in some areas of the county during the years 2006-2009, home sales prices are still beyond the financial reach of most existing residents.
- Attached housing is a good choice for many residents, since it can be developed at higher densities and therefore lower land cost per housing unit, while still providing useable open space and other amenities.
- As the county population grows older, more residents will want to live in neighborhoods that meet their changing needs. They will need safe walkways to transit stops, nearby medical services, and shopping. Some neighborhoods may be designated as “senior friendly communities” if they meet certain standards.
- It is becoming more important to find opportunities to provide housing to locally-employed persons. When

people live closer to work, school, shopping, and other destinations, they consume less energy, contribute less to traffic congestion, reduce infrastructure costs to the County, reduce personal travel expenses, and improve overall quality of life by having more free time.

POPULATION, EMPLOYMENT AND HOUSING TRENDS

POPULATION TRENDS

The average annual growth rate countywide from 1990-2005 was just over 1%. The unincorporated county grew by almost 2% per year. The chart below shows state and countywide population growth since 1970.



Source: US Census, 1980, 1990, 2000

Between 1980 and 1990 San Luis Obispo County's population grew by 40%, from 155,435 to 217,162 residents. Between 1990 and 2000 the county's population increased by just 14%, to a total of 246,681 residents in 2000, and grew 6% between 2000 and

2005. The county is expected to grow approximately 0.8-1.1% per year from 2008 through 2013, an increase of approximately 12,000 persons over the five year period (UCSB Economic Forecast Project 2009). *The following table shows population growth countywide from 1950-2005.*

Table 5.1: U.S. Census Population Estimates 1950-2008
San Luis Obispo County

Community	1950	1960	1970	1980	1990	2000	2008**
Arroyo Grande	1,723	3,291	7,454	11,290	14,378	15,851	16,826
Atascadero	3,443	5,983	10,290	16,232	23,138	26,411	26,947
Grover Beach	1,446	1,317	2,564	4,551	11,656	13,067	13,087
Morro Bay	1,659	3,692	7,109	9,163	9,664	10,350	10,350
Paso Robles	4,835	6,677	7,168	9,163	18,583	24,297	29,682
Pismo Beach	2,278	3,582	4,043	5,364	7,669	8,551	8,576
San Luis Obispo	14,180	20,437	28,036	34,252	41,958	44,174	42,835
Total Incorporated (with group quarters)	29,564	44,979	66,664	90,015	127,046	142,701	148,303
Avila Beach	500	550	400	963	873	797	1,012
Cambria	788	1,260	1,716	3,061	5,382	6,232	6,408
Cayucos	924	1,400	1,772	2,301	2,960	2,943	3,132
Baywood/Los Osos	600	1,480	3,487	10,933	14,377	14,351	14,803
Nipomo	2,125	5,210	5,939	5,247	7,109	12,626	14,726
Oceano	*	2,430	3,642	4,478	6,169	7,228	7,941
San Miguel	572	910	808	803	1,123	1,427	1,699
Santa Margarita	535	630	726	887	1,173	*	1,372
Templeton	795	950	743	1,216	2,887	4,687	5,464
Total Unincorporated (with group quarters)	21,853	36,065	39,026	65,420	90,117	103,980	121,033
Total County	51,417	81,044	105,690	155,435	217,162	246,681	269,336

* = not available

** = ERA Report, "Update to Long Range Socio-Economic Projections", Revised May 15, 2009 and San Luis Obispo County Population Projections, June 10, 2009

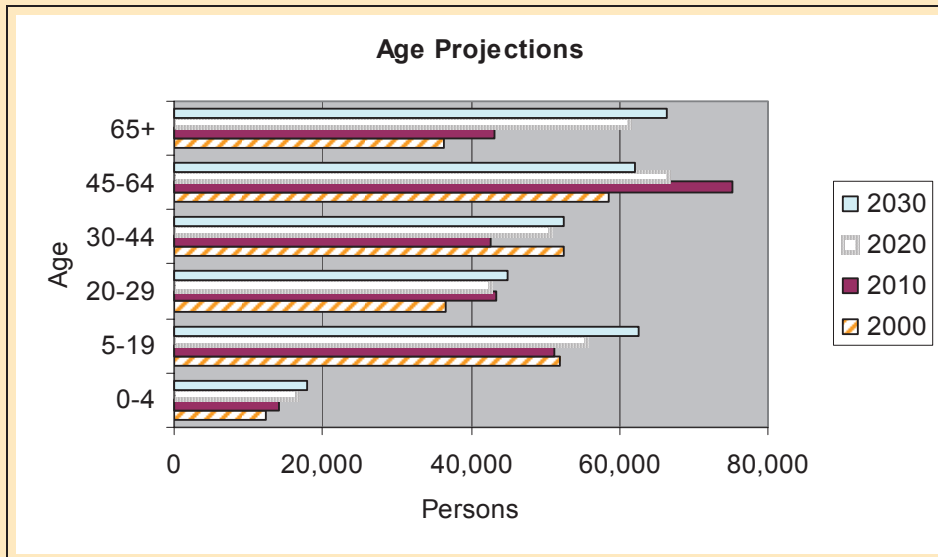
The county is currently home to 270,429 residents (California Department of Finance, 2009). The county's population growth reflects a strong in-migration of affluent, retired people, a drop in the natural birth rate, and an exodus of young professionals with families. In surrounding counties (Monterey County, Santa Barbara County and Ventura County), approximately 50% to 70% of the rise in population is caused by the natural growth of the existing population, whereas San Luis Obispo County experienced a 30% drop in the natural birth rate between 1990 and 2000. At the same time, 60% to 80% of the county's population growth was due to in-migration of people arriving from outside of the county ("Trouble on the Home Front", San Luis Obispo Tribune, June 16-23, 2002). From 2000 to 2007, natural births began increasing. Natural births totaled 2,435 in 2000, and increased to 2,884 in 2007 (an 18% increase), and births are projected to increase another 4% from 2008-2015 from 2,909 births to 3,033 (Department of Finance).

The Department of Finance projects that, as the countywide population grow by over 41,000 from 2000 to 2020, the population make-up will include the following changes:

- Young professionals and families (30 to 44 years of age) will decrease by 3%, a decrease from 22% of the total population in 2000 (52,508 persons) to only 17% of the total population in 2020 (50,833 persons).
- Older professionals (45-64 years of age) will increase by 14% from 58,544 persons in 2000 (24% of the total population) to 66,570 persons in 2020 (23% of the total population).
- Newly retired individuals (60-64 years of age) will increase by 111%, an increase from 9,700 persons (4% of the total population in 2000) to 20,443 persons (7% of the total population) in 2020.
- Retired individuals (65+ years of age) will increase by 69%, an increase from 36,268 persons in 2000 (15% of the

total population) to 61,260 persons in 2020 (21% of the total population).

The following graph shows age population projections through the year 2030.



Many people, particularly retiring, affluent “baby-boomers” from the San Francisco Bay Area and from Southern California are attracted by the county’s natural beauty, its central location between large population centers, and the fact that housing is still more affordable here than in other coastal counties. The County of San Luis Obispo is now the 4th most unaffordable area in the nation (National Association of Homebuilders, 1st quarter 2009), causing young workers and families to leave the county to find quality jobs and more affordable housing. Local school enrollment is declining in some communities. The student population was 34,953 in 2007 (for K-12), and is projected to decrease to 34,537 in 2012 (Department of Finance). Student population is not projected to increase until 2014. Local school districts have cut popular programs, closed schools, and reduced the teacher workforce in response to these changes.

The County of San Luis Obispo is now the 4th most unaffordable area in the nation, with only 34.7% of homes affordable to median income households.

~Source: (National Association of Homebuilders, 1st quarter 2009)

EMPLOYMENT TRENDS

The State Employment Development Department (EDD) releases annual reports that provide unemployment figures and job growth rates. In 2002, the civilian unemployment rate was 3.4%. This unemployment rate was low compared to California's average unemployment rate of 6.7% for 2002. The unemployment rate rose to 5.8% in the county in 2008 and 7.2% in California due to the nationwide recession.

In 2000, most jobs were in retail and services. Together, these two sectors accounted for 60.4% of all wage and salary employment. Many lower-paid workers are part of the retail sector, including cashiers, retail salespersons, and waiters/waitresses. The retail sector comprises over 12% of the total jobs countywide. Two leading local industries are agriculture and tourism, which also do not provide many high paying jobs.

It is difficult to predict current and future employment trends countywide because of uncertainty in the economy. Past trends may not necessarily predict future employment trends. A bailout for failing financial institutions, a severe decline in the stock market, and freezing up of credit markets took place in September 2008. This led to Bill Watkins of the UCSB San Luis Obispo Economic Outlook 2009 to state that "events of September were so extraordinary that they have fundamentally changed our economy and our world." A culmination of these and other recent events are creating uncertainty in future employment growth and future industry growth in the county. *The following table shows the industry types countywide in the year 2000.*

Table 5.2: Employment by Industry Countywide

Industry	Number (2000)	Percent (2000)
Agriculture, forestry, fishing and hunting, and mining	4,134	3.8
Construction	8,642	7.9
Manufacturing	7,772	7.1
Wholesale trade	2,721	2.5
Retail trade	13,561	12.4
Transportation and warehousing, and utilities	4,975	4.5
Information	2,907	2.7
Finance, insurance, real estate, and rental and leasing	5,545	5.1
Professional, scientific, management, administrative, and waste management services	10,336	9.4
Educational, health and social services	23,923	21.8
Arts, entertainment, recreation, accommodation and food services	12,500	11.4
Other services (except public administration)	5,883	5.4
Public administration	6,770	6.2
TOTAL	109,669	100.2

Source: U.S. Census Bureau

Housing costs decreased in 2008 due to the nationwide recession (UCSB Economic Forecast 2009), and little change is expected in the county's low paying job market. San Luis Obispo County's remote location makes it difficult to attract large employers or companies to the area. The mean wage in San Luis Obispo County in the 1st quarter of 2008 was \$40,225 (EDD), which is lower than other coastal regions including San Diego, Ventura, Santa Barbara, Santa Cruz, and San Francisco areas. Other coastal regions range from a low of \$43,163 in Santa Barbara-Santa Maria MSA to a high of \$59,185 in San Francisco-San Mateo-Redwood City Metro Division (EDD). Salaries for some industries such as farming and crop/animal production are much lower, averaging \$22,904 in 2007 (EDD). The EDD projects a weak job growth rate of only 1.5 percent annually between 2004-2014.

It is difficult for local employers to attract or retain new workers. Two local business groups, the Economic Vitality Corporation and the San Luis Obispo Chamber of Commerce, have expressed concern over the loss of qualified workers due to high housing costs.

The county's rising median household income is a mixed blessing. This increase did not appear to reflect a rise in local wages, but rather an increase in the personal wealth and income of new households moving into the county. One possible conclusion is that many new county residents can afford housing here, and their buying power could drive home prices higher than the existing locally employed residents can afford. *The following table shows changes in median household incomes over the last seven years.*

Table 5.3: Median Income, San Luis Obispo County

Year	Median Income	Difference From Previous Year	% Increase from Previous Year
2009	\$70,800	\$3,800	5.7%
2008	\$67,000	\$2,800	4.3%
2007	\$64,200	\$400	0.6%
2006	\$63,800	\$2,100	3.4%
2005	\$61,700	\$0	0.0%
2004	\$61,700	\$4,000	6.9%
2003	\$57,700	\$7,400	n/a

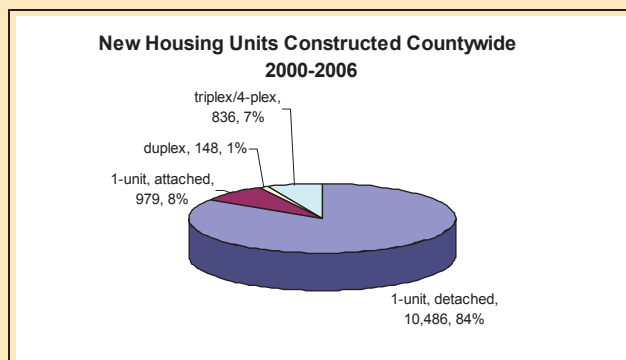
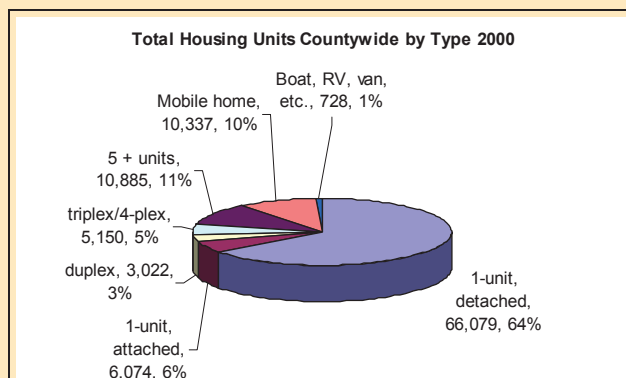
Source: HUD, 2009

HOUSING CONSTRUCTION TRENDS

Construction of new housing units in the unincorporated county peaked in 2004, when approximately 1,200 units were constructed (Planning and Building Department). In 2008, fewer than 800 housing units were constructed, possibly due to market conditions. Countywide residential growth from 2000-2006 consisted of 85% single family detached homes, 8% single family attached homes (townhomes), and 7% multi-family homes (see charts on the following page). A number of other factors impede the rate of residential construction in the county, including:

- A regional shortage of available water
- Lack of sewer infrastructure
- An abundance of natural habitats, natural resources areas and agricultural production areas that are protected by government policies and regulations
- High land costs
- High construction costs
- Concerns about Homeowner Association rules and viability
- Concerns about growth impacts in some communities
- Impediments to development of affordable multi-family projects such as construction defect/legal liability (and the resulting lack of insurance) and community opposition to high-density housing.

The following graphs show housing unit types countywide in the year 2000, and new housing unit constructed from 2000-2006.



Source: 2000 Census Data and 2006 Community Profile Census Data (countywide)

In California, an average of 69% of households could afford to purchase an entry level home in the first quarter of 2009 (with a purchase price of \$213,040), up from 46% for the same time period in 2008 (California Association of Realtors, May 14, 2009). In San Luis Obispo County, 49% of households could afford to purchase an entry level home for the first quarter in 2009 (with a purchase price of \$306,570), up from 33% for the same time period in 2008. The minimum household income needed to purchase an entry level home in the first quarter of 2009 was based on an adjustable loan rate of 4.96 percent and assumed a 10 percent down payment. In San Luis Obispo County, a household must earn a minimum income of \$54,810 to purchase a \$306,570 home (California Association of Realtors).

HOUSEHOLD CHARACTERISTICS

Household Growth

In 2000, the unincorporated county was home to 35,296 households, consisting 72% of owner occupied units and 28% renter occupied units (Census 2000). Countywide (including cities), 61% of households were owner occupied and 39% were renter occupied. The unincorporated county was estimated to have 40,134 households in 2008 (PMC, Economics and Housing Analysis, 2008). Community profiles in Appendix B provide detailed information for each urban community. The following table shows household growth in the unincorporated county from 1990 to 2000, and from 2000 to 2008.

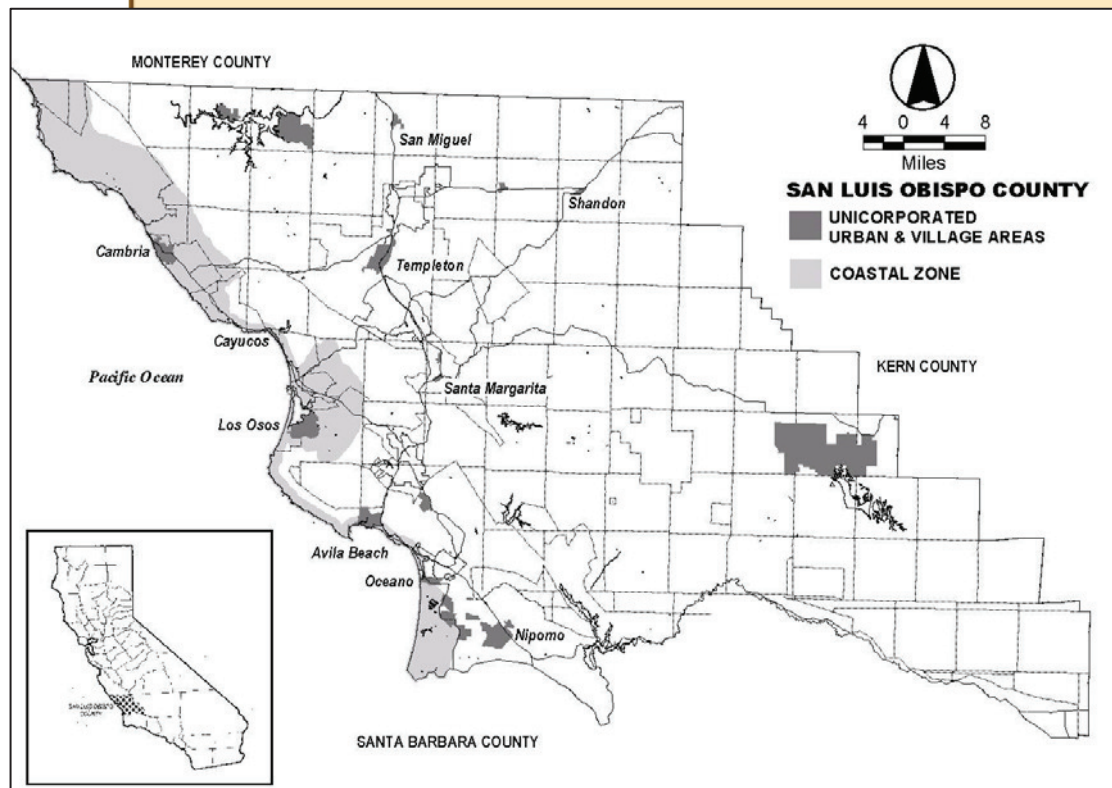
Table 5.4: Household Growth, Unincorporated County

Year	Households	Numerical Change	Annual % Change
2008	40,134	4,838	1.7%
2000	35,296	5,894	2.0%
1990	29,402	n/a	n/a

Source: Census 1990 and 2000, Economics and Housing Analysis, PMC 2008

APPENDIX B: COMMUNITY PROFILES

Between 2000 and 2005 a number of communities absorbed a majority of the increase in population. Nipomo's population increased from 12,626 to 14,540, reflecting an annual growth rate of 3.0%, compared to the county's rate of 1.34%. Templeton also grew by 10.9% annually, from 4,687 to 7,230 residents. Other growing communities include San Miguel, Cambria, Shandon, and Lake Nacimiento. Meanwhile, Los Osos decreased in population from 2000-2005 by less than 1%. Of the incorporated cities, Paso Robles increased the most by 3,283 residents, a 2.7% annual change. Below is a map of the unincorporated communities in the county.



Avila Beach

Avila Beach is a valued recreation and tourist community serving both county residents and non-residents. Housing in Avila Beach is confined to three largely separate areas, each served by its own water company. These include the town of Avila, San Luis Bay Estates, and Avila Valley. Properties in San Luis Bay Estates and Avila Valley are typically owned and occupied by above-moderate income households. In 2002 the Unocal oil clean-up operation in the town was completed and new construction has resumed. From 2001-June 30, 2008, 284 residential units were constructed in the community, 73 of which were multi-family dwellings. In 2008, Avila Beach and Avila Valley had approximately 999 residents (County Projections).

Recommendations/Conclusions: The tourist industry in Avila Beach needs affordable workforce housing. According to a sites analysis completed by county staff, most of the residential parcels were built on over the last several years. However, at least one RMF site is still available for development. Development standards were revised to accommodate workforce housing, and should be encouraged in the community.

Cambria

Cambria is a remote tourist-oriented seaside community with many wooded hillside vacant lots. The community service district has enacted a water moratorium and will not release any new residential water meters until a reliable water source is found. At this time a desalinization plant is being considered. Even when the moratorium is lifted, new residential units are likely to be too costly to low, moderate, and even many above moderate income households. New residential development has consisted primarily of costly detached single-family houses. From 2001-June 30, 2008, Cambria produced 197 single family units and only 4 multi-family units. Census data from 2000 shows Cambria has an older population, with a median age of 45, and was estimated to have 6,330 residents in 2008 (County Projections).

Recommendations/Conclusions: The County should encourage more multi-family projects in Cambria (when water is available) that serve the community's lower-wage workers, especially those from the tourism industry and nearby agricultural operations.

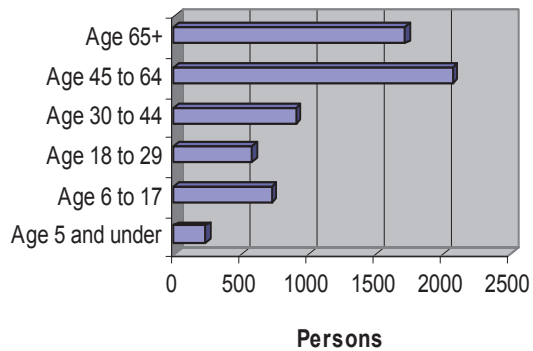
Median Household Income (1999)

\$45,000

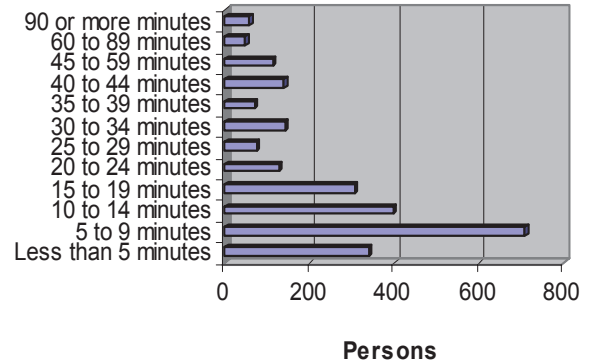
Percent of Low-Income Households

32.8%

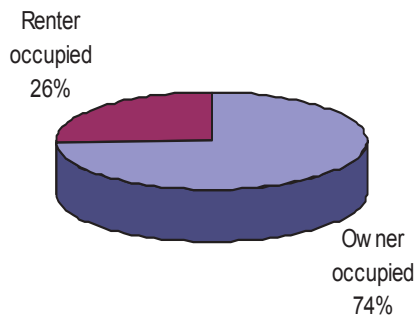
Age Distribution



Travel Time to Work



Tenure



Units in Structure

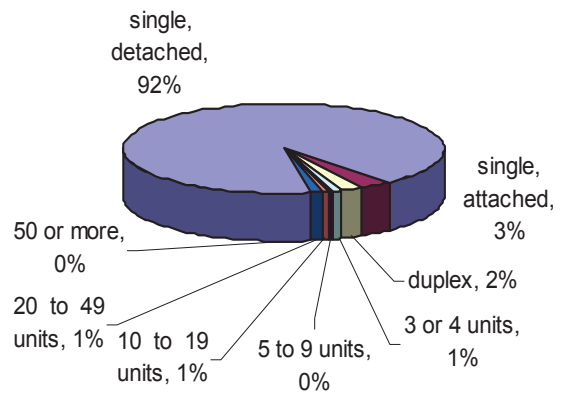


Table B:3 Cambria -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
			Some other race	305	4.9
			HISPANIC OR LATINO AND RACE		
Total population	6,232	100	Total population	6,232	100
SEX AND AGE			Hispanic or Latino (of any race)	874	14
Male	2,976	47.8	Mexican	752	12.1
Female	3,256	52.2	Cuban	2	0
			Other Hispanic or Latino	109	1.7
Under 5 years	239	3.8	Not Hispanic or Latino	5,358	86
5 to 9 years	287	4.6	White alone	5,153	82.7
10 to 14 years	308	4.9	RELATIONSHIP		
15 to 19 years	308	4.9	Total population	6,232	100
20 to 24 years	218	3.5	In households	6,230	100
25 to 34 years	415	6.7	Householder	2,816	45.2
35 to 44 years	709	11.4	Spouse	1,622	26
45 to 54 years	1,135	18.2	Child	1,176	18.9
55 to 59 years	488	7.8	Own child under 18 years	899	14.4
60 to 64 years	465	7.5	Other relatives	272	4.4
65 to 74 years	920	14.8	Under 18 years	84	1.3
75 to 84 years	606	9.7	Nonrelatives	344	5.5
85 years and over	134	2.2	Unmarried partner	112	1.8
			In group quarters	2	0
Median age (years)	50.9 (X)		Institutionalized population	0	0
			Noninstitutionalized population	2	0
18 years and over	5,210	83.6			
Male	2,460	39.5	HOUSEHOLDS BY TYPE		
Female	2,750	44.1	Total households	2,816	100
21 years and over	5,040	80.9	Family households (families)	1,882	66.8
62 years and over	1,939	31.1	With own children under 18 years	524	18.6
65 years and over	1,660	26.6	Married-couple family	1,622	57.6
Male	774	12.4	With own children under 18 years	390	13.8
Female	886	14.2	husband present	200	7.1
			With own children under 18 years	106	3.8
RACE			Nonfamily households	934	33.2
One race	6,091	97.7	Householder living alone	755	26.8
White	5,676	91.1	Householder 65 years and over	371	13.2
Black or African American	22	0.4			
American Indian and Alaska Native	62	1	under 18 years	572	20.3
Asian	72	1.2	65 years and over	1,159	41.2
Asian Indian	3	0			
Chinese	10	0.2	Average household size	2.21 (X)	
Filipino	24	0.4	Average family size	2.63 (X)	
Japanese	16	0.3			
Korean	5	0.1	HOUSING OCCUPANCY		
Vietnamese	10	0.2	Total housing units	3,752	100
Other Asian 1	4	0.1	Occupied housing units	2,816	75.1
Pacific Islander	8	0.1	Vacant housing units	936	24.9
Native Hawaiian	1	0	occasional use	738	19.7
Guamanian or Chamorro	2	0			
Samoa n	3	0	Homeowner vacancy rate (percent)	1.8 (X)	
Other Pacific Islander 2	2	0	Rental vacancy rate (percent)	9.1 (X)	
Some other race	251	4			
Two or more races	141	2.3	HOUSING TENURE		
			Occupied housing units	2,816	100
one or more other races 3			Owner-occupied housing units	2,080	73.9
White	5,802	93.1	Renter-occupied housing units	736	26.1
Black or African American	34	0.5			
American Indian and Alaska Native	114	1.8	Average household size of owner-occupied	2.13 (X)	
Asian	104	1.7	Average household size of renter-occupied	2.44 (X)	
Pacific Islander	24	0.4	(X) Not applicable		

Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Cayucos

Cayucos is a small, desirable coastal community with high housing costs and a water shortage. New residential development is limited. Cayucos has many vacation homes and seasonal units. Historically the vacation homes created a high ratio of rental units over ownership units, because the vacation homes would be rented out during the winter months. Anecdotal evidence indicates that many vacation homes are becoming permanent homes, and are sometimes being replaced with high cost housing units. Many of the households living here are middle-aged to elderly. From 2001-June 30, 2008, 147 single family homes and only 2 multi-family units were constructed. Cayucos was estimated to have 3,094 residents in 2008 (County Projections)

Recommendations/Conclusions: The County will encourage development of multi-family housing on the few sites available for new development.

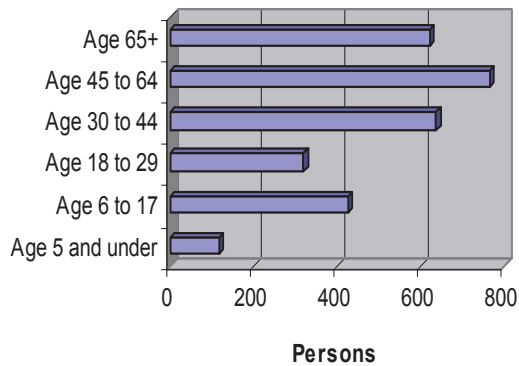
Median Household Income (1999)

\$42,841

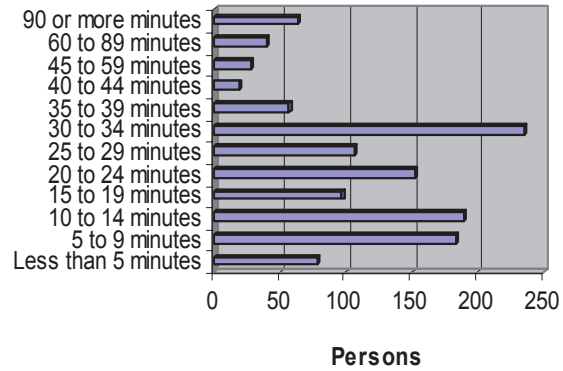
Percent of Low Income Households

36.6%

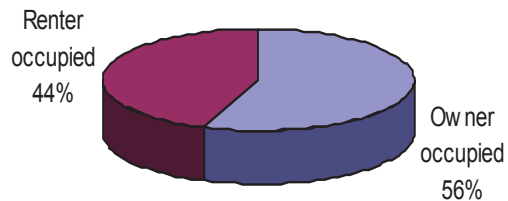
Age Distribution



Travel Time to Work



Tenure



Units in Structure

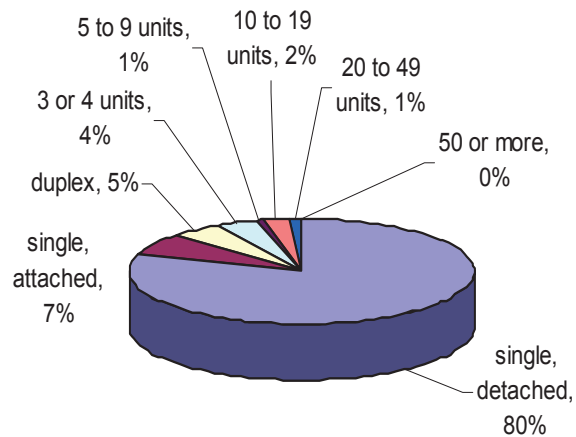


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3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1

Table B.4: Cayucos – 2000 Census Population and Housing Data

Subject	Number	%	Subject	Number	%
Total population	2,943	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	2,943	100
Male	1,408	47.8	Hispanic or Latino (of any race)	200	6.8
Female	1,535	52.2	Mexican	151	5.1
			Puerto Rican	3	0.1
Under 5 years	104	3.5	Cuban	6	0.2
5 to 9 years	130	4.4	Other Hispanic or Latino	40	1.4
10 to 14 years	169	5.7	Not Hispanic or Latino	2,743	93.2
15 to 19 years	158	5.4	White alone	2,645	89.9
20 to 24 years	125	4.2			
25 to 34 years	286	9.7	RELATIONSHIP		
35 to 44 years	432	14.7	Total population	2,943	100
45 to 54 years	561	19.1	In households	2,926	99.4
55 to 59 years	141	4.8	Householder	1,405	47.7
60 to 64 years	144	4.9	Spouse	652	22.2
65 to 74 years	330	11.2	Child	565	19.2
75 to 84 years	289	9.8	Own child under 18 years	460	15.6
85 years and over	74	2.5	Other relatives	93	3.2
			Under 18 years	25	0.8
Median age (years)	46	(X)	Nonrelatives	211	7.2
			Unmarried partner	80	2.7
18 years and over	2,448	83.2	In group quarters	17	0.6
Male	1,167	39.7	Institutionalized population	0	0
Female	1,281	43.5	Noninstitutionalized population	17	0.6
21 years and over	2,355	80			
62 years and over	792	26.9	HOUSEHOLDS BY TYPE		
65 years and over	693	23.5	Total households	1,405	100
Male	301	10.2	Family households (families)	809	57.6
Female	392	13.3	With own children under 18 years	275	19.6
			Married-couple family	652	46.4
RACE			With own children under 18 years	182	13
One race	2,879	97.8	Female householder, no husband present	105	7.5
White	2,761	93.8	With own children under 18 years	66	4.7
Black or African American	7	0.2	Nonfamily households	596	42.4
American Indian and Alaska Native	11	0.4	Householder living alone	472	33.6
Asian	37	1.3	Householder 65 years and over	185	13.2
Asian Indian	2	0.1			
Chinese	2	0.1	Households with individuals under 18 years	300	21.4
Filipino	12	0.4	Households with individuals 65 years and over	478	34
Japanese	13	0.4			
Korean	1	0	Average household size	2.08	(X)
Vietnamese	2	0.1	Average family size	2.62	(X)
Other Asian 1	5	0.2			
Native Hawaiian and Other Pacific Islander	1	0	HOUSING OCCUPANCY		
Native Hawaiian	1	0	Total housing units	2,284	100
Guamanian or Chamorro	0	0	Occupied housing units	1,405	61.5
Samoa	0	0	Vacant housing units	879	38.5
Other Pacific Islander 2	0	0	For seasonal, recreational, or occasional use	759	33.2
Some other race	62	2.1			
Two or more races	64	2.2	Homeowner vacancy rate (percent)	2.2	(X)
			Rental vacancy rate (percent)	8.8	(X)
more other races 3					
White	2,822	95.9	HOUSING TENURE		
Black or African American	10	0.3	Occupied housing units	1,405	100
American Indian and Alaska Native	41	1.4	Owner-occupied housing units	797	56.7
Asian	57	1.9	Renter-occupied housing units	608	43.3
Native Hawaiian and Other Pacific Islander	8	0.3			
Some other race	73	2.5	Average household size of owner-occupied unit	2.13	(X)
			Average household size of renter-occupied unit	2.02	(X)

Los Osos

Los Osos has been an alternative for those who could not afford or did not want to live in San Luis Obispo. Approximately 85% of the Los Osos housing stock is single-family detached homes. In 1989, the Regional Water Quality Control Board placed a moratorium on septic tank discharge over a large portion of the community, halting all new development. A community sewer system is scheduled for completion in 2012 by the County Public Works Department. Once the moratorium is lifted, the County would be able to implement affordable housing objectives for the community, focusing on multi-family zoned land and on mixed-use development (i.e., residential-commercial development). A total of 53 single family dwellings were constructed in Los Osos from 2001-June 30, 2008, and was estimated to have 14,623 residents in 2008 (County Projections).

Recommendations/Conclusions: The County should encourage affordable multi-family housing and mixed-use development when the community sewer system is available. In addition, the County can then facilitate the development of secondary units on larger single-family lots.

Median Household Income (1999)

\$46,558

Percent of Low Income Households

37.8%

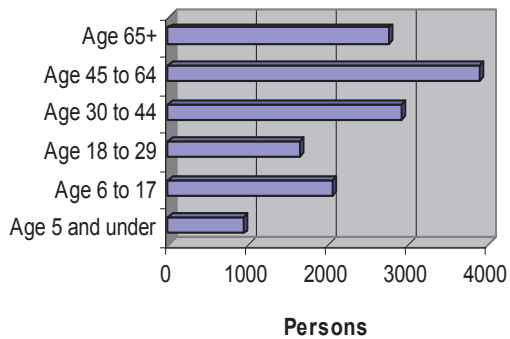
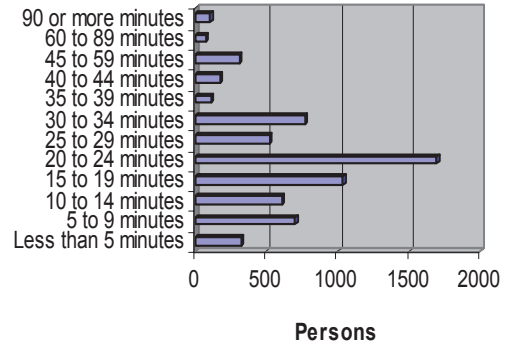
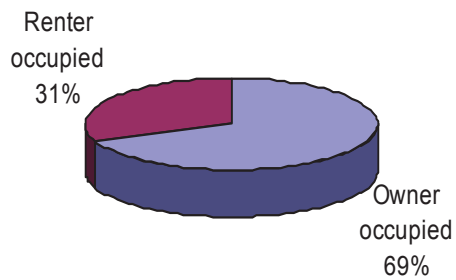
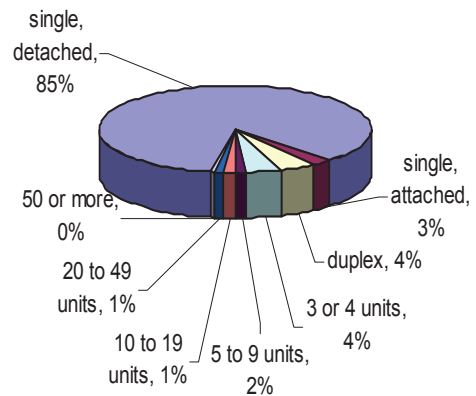
Age Distribution**Travel Time to Work****Tenure****Units in Structure**

Table B:5 Los Osos -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	14,351	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	14,351	100
Male	6,889	48	Hispanic or Latino (of any race)	1,292	9
Female	7,462	52	Mexican	1,002	7
			Puerto Rican	25	0.2
Under 5 years	615	4.3	Cuban	18	0.1
5 to 9 years	887	6.2	Other Hispanic or Latino	247	1.7
10 to 14 years	968	6.7	Not Hispanic or Latino	13,059	91
15 to 19 years	978	6.8	White alone	11,871	82.7
20 to 24 years	745	5.2	RELATIONSHIP		
25 to 34 years	1,337	9.3	Total population	14,351	100
35 to 44 years	2,212	15.4	In households	14,277	99.5
45 to 54 years	2,547	17.7	Householder	5,892	41.1
55 to 59 years	818	5.7	Spouse	3,116	21.7
60 to 64 years	517	3.6	Child	3,682	25.7
65 to 74 years	1,300	9.1	Own child under 18 years	2,839	19.8
75 to 84 years	1,125	7.8	Other relatives	596	4.2
85 years and over	302	2.1	Under 18 years	187	1.3
			Nonrelatives	991	6.9
Median age (years)	42.9	(X)	Unmarried partner	342	2.4
			In group quarters	74	0.5
18 years and over	11,246	78.4	Institutionalized population	0	0
Male	5,271	36.7	Noninstitutionalized population	74	0.5
Female	5,975	41.6			
21 years and over	10,739	74.8	HOUSEHOLDS BY TYPE		
62 years and over	3,018	21	Total households	5,892	100
65 years and over	2,727	19	Family households (families)	3,879	65.8
Male	1,153	8	With own children under 18 years	1,644	27.9
Female	1,574	11	Married-couple family	3,116	52.9
			With own children under 18 years	1,196	20.3
RACE			Female householder, no husband prese	567	9.6
One race	13,881	96.7	With own children under 18 years	341	5.8
White	12,667	88.3	Nonfamily households	2,013	34.2
Black or African American	92	0.6	Householder living alone	1,508	25.6
American Indian and Alaska Native	99	0.7	Householder 65 years and over	718	12.2
Asian	655	4.6			
Asian Indian	5	0	Households with individuals under 18 y	1,776	30.1
Chinese	36	0.3	Households with individuals 65 years ar	1,888	32
Filipino	482	3.4			
Japanese	76	0.5	Average household size	2.42	(X)
Korean	23	0.2	Average family size	2.91	(X)
Vietnamese	8	0.1			
Other Asian	25	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	10	0.1	Total housing units	6,214	100
Native Hawaiian	5	0	Occupied housing units	5,892	94.8
Guamanian or Chamorro	2	0	Vacant housing units	322	5.2
Samoan	1	0	For seasonal, recreational, or occasio	159	2.6
Other Pacific Islander	2	0			
Some other race	358	2.5	Homeowner vacancy rate (percent)	0.8	(X)
Two or more races	470	3.3	Rental vacancy rate (percent)	1.9	(X)
Race alone or in combination with one or more other races			HOUSING TENURE		
White	13,086	91.2	Occupied housing units	5,892	100
Black or African American	163	1.1	Owner-occupied housing units	4,116	69.9
American Indian and Alaska Native	279	1.9	Renter-occupied housing units	1,776	30.1
Asian	823	5.7			
Native Hawaiian and Other Pacific Islander	31	0.2	Average household size of owner-occup	2.42	(X)
Some other race	483	3.4	Average household size of renter-occup	2.43	(X)

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Nipomo

Unlike other communities that have had limited growth due to resource constraints, Nipomo experienced tremendous growth from 1990-2008. Between 1990 and 2000, Nipomo's population increased from 7,109 to 12,600, a 77% increase. This dramatic growth is placing strains on infrastructure, including road capacities, schools, and water availability. From 2000 to 2008, the population grew 15%, from 12,600 to 14,547 (County Projections). Due to the relative affordability of Nipomo, a large workforce population resides in Nipomo. A majority of these workers commute out of town to their jobs. Despite the large workforce population, new residential development in Nipomo consists primarily of expensive, detached single-family dwellings. From 2001-June 30, 2008, 704 single family dwellings and 308 multi-family dwellings were constructed.

Recommendations/Conclusions: When the community resolves water constraints and achieves highway interchange improvements, developers can also take advantage of the County's density bonus program and secondary dwelling program.

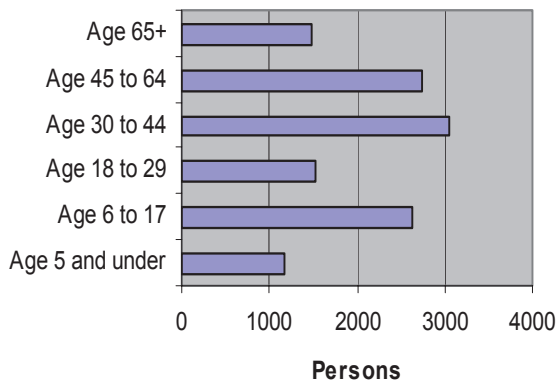
Median Household Income (1999)

\$49,852

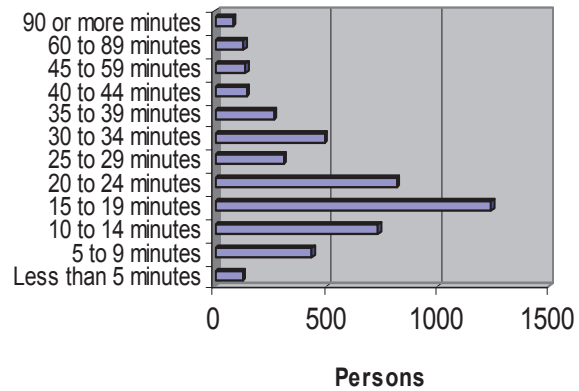
Percent of Low Income Households

38.8%

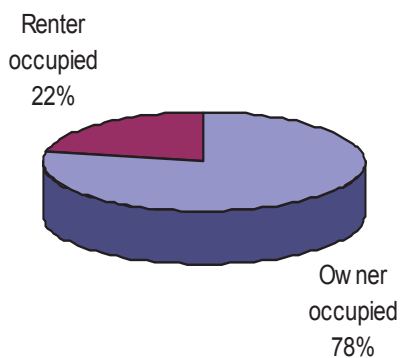
Age Distribution



Travel Time to Work



Tenure



Units in Structure

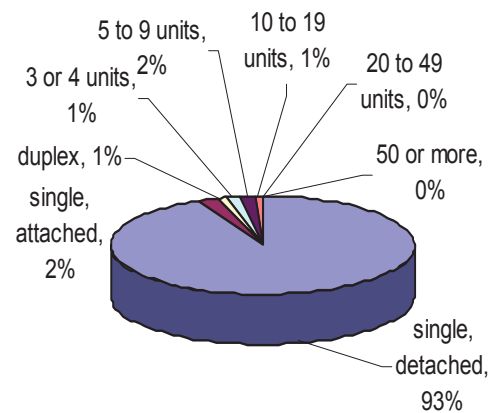


Table B:6 Nipomo -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	12,626	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	12,626	100
Male	6,231	49.4	Hispanic or Latino (of any race)	4,362	34.5
Female	6,395	50.6	Mexican	3,772	29.9
			Puerto Rican	25	0.2
Under 5 years	922	7.3	Cuban	10	0.1
5 to 9 years	1,112	8.8	Other Hispanic or Latino	555	4.4
10 to 14 years	1,188	9.4	Not Hispanic or Latino	8,264	65.5
15 to 19 years	987	7.8	White alone	7,653	60.6
20 to 24 years	622	4.9	RELATIONSHIP		
25 to 34 years	1,360	10.8	Total population	12,626	100
35 to 44 years	2,157	17.1	In households	12,612	99.9
45 to 54 years	1,672	13.2	Householder	4,035	32
55 to 59 years	569	4.5	Spouse	2,698	21.4
60 to 64 years	504	4	Child	4,355	34.5
65 to 74 years	894	7.1	Own child under 18 years	3,401	26.9
75 to 84 years	506	4	Other relatives	967	7.7
85 years and over	133	1.1	Under 18 years	392	3.1
			Nonrelatives	557	4.4
Median age (years)	35.6	(X)	Unmarried partner	190	1.5
			In group quarters	14	0.1
18 years and over	8,748	69.3	Institutionalized population	14	0.1
Male	4,220	33.4	Noninstitutionalized population	0	0
Female	4,528	35.9			
21 years and over	8,256	65.4	HOUSEHOLDS BY TYPE		
62 years and over	1,831	14.5	Total households	4,035	100
65 years and over	1,533	12.1	Family households (families)	3,316	82.2
Male	701	5.6	With own children under 18 years	1,669	41.4
Female	832	6.6	Married-couple family	2,698	66.9
			With own children under 18 years	1,308	32.4
RACE			Female householder, no husband prese	440	10.9
One race	12,035	95.3	With own children under 18 years	265	6.6
White	9,582	75.9	Nonfamily households	719	17.8
Black or African American	76	0.6	Householder living alone	546	13.5
American Indian and Alaska Native	167	1.3	Householder 65 years and over	266	6.6
Asian	182	1.4			
Asian Indian	4	0	Households with individuals under 18 years	1,873	46.4
Chinese	19	0.2	Households with individuals 65 years and over	1,076	26.7
Filipino	95	0.8			
Japanese	30	0.2	Average household size	3.13	(X)
Korean	18	0.1	Average family size	3.42	(X)
Vietnamese	4	0			
Other Asian	12	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	7	0.1	Total housing units	4,146	100
Native Hawaiian	3	0	Occupied housing units	4,035	97.3
Guamanian or Chamorro	0	0	Vacant housing units	111	2.7
Samoa	0	0	For seasonal, recreational, or occasional use	25	0.6
Other Pacific Islander	4	0			
Some other race	2,021	16	Homeowner vacancy rate (percent)	0.6	(X)
Two or more races	591	4.7	Rental vacancy rate (percent)	3.3	(X)
Race alone or in combination with one or more other races			HOUSING TENURE		
White	10,091	79.9	Occupied housing units	4,035	100
Black or African American	116	0.9	Owner-occupied housing units	3,169	78.5
American Indian and Alaska Native	333	2.6	Renter-occupied housing units	866	21.5
Asian	336	2.7			
Native Hawaiian and Other Pacific Islander	44	0.3	Average household size of owner-occupied	3.06	(X)
Some other race	2,362	18.7	Average household size of renter-occupied	3.37	(X)

Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Oceano

Oceano is more affordable than most other communities in the county. It is home to many younger families with children. It is also home to a large workforce population, including farm workers. Oceano has a large number of renters. A significant area of the community is zoned for residential multi-family development. Property values in Oceano have historically been below the county average. Due to rising land costs and stringent coastal zone regulation, there may not be many new affordable multi-family projects in Oceano. From 2001-June 30, 2008, 179 single family and 41 multi-family units were constructed. Oceano had 7,844 residents in 2008 (County Projections).

Recommendations/Conclusions: Nearly half of Oceano's residents are renters. The County will promote consumer education on housing related issues and services, including programs that encourage homeownership such as the first time homebuyer program. Despite land costs and coastal zone constraints, the County will continue to encourage the development of multi-family housing to accommodate moderate to lower income workers.

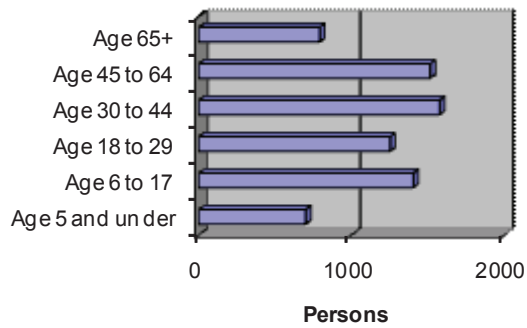
Median Household Income (1999)

\$38,014

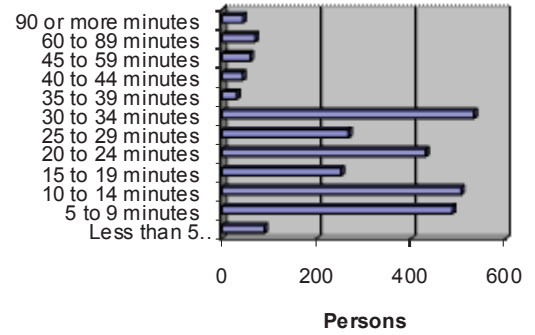
Percent of Low Income Households

55.9%

Age Distribution



Travel Time to Work



Tenure



Units in Structure

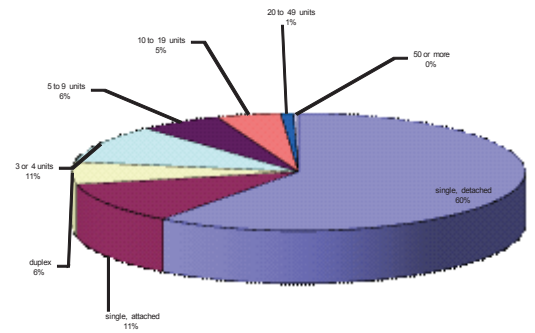


Table B:7 Oceano -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	7,260	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	7,260	100
Male	3,579	49.3	Hispanic or Latino (of any race)	3,240	44.6
Female	3,681	50.7	Mexican	2,861	39.4
			Puerto Rican	12	0.2
Under 5 years	618	8.5	Cuban	1	0
5 to 9 years	644	8.9	Other Hispanic or Latino	366	5
10 to 14 years	551	7.6	Not Hispanic or Latino	4,020	55.4
15 to 19 years	555	7.6	White alone	3,548	48.9
20 to 24 years	514	7.1	RELATIONSHIP		
25 to 34 years	1,050	14.5	Total population	7,260	100
35 to 44 years	1,115	15.4	In households	7,244	99.8
45 to 54 years	902	12.4	Householder	2,447	33.7
55 to 59 years	314	4.3	Spouse	1,229	16.9
60 to 64 years	245	3.4	Child	2,422	33.4
65 to 74 years	410	5.6	Own child under 18 years	1,850	25.5
75 to 84 years	278	3.8	Other relatives	658	9.1
85 years and over	64	0.9	Under 18 years	239	3.3
			Nonrelatives	488	6.7
Median age (years)	31.9	(X)	Unmarried partner	143	2
			In group quarters	16	0.2
18 years and over	5,121	70.5	Institutionalized population	0	0
Male	2,512	34.6	Noninstitutionalized population	16	0.2
Female	2,609	35.9			
21 years and over	4,787	65.9	HOUSEHOLDS BY TYPE		
62 years and over	905	12.5	Total households	2,447	100
65 years and over	752	10.4	Family households (families)	1,723	70.4
Male	322	4.4	With own children under 18 years	949	38.8
Female	430	5.9	Married-couple family	1,229	50.2
			With own children under 18 years	662	27.1
RACE			Female householder, no husband prese	361	14.8
One race	6,879	94.8	With own children under 18 years	211	8.6
White	4,990	68.7	Nonfamily households	724	29.6
Black or African American	81	1.1	Householder living alone	562	23
American Indian and Alaska Native	94	1.3	Householder 65 years and over	226	9.2
Asian	131	1.8			
Asian Indian	7	0.1	Households with individuals under 18 years	1,057	43.2
Chinese	6	0.1	Households with individuals 65 years and over	583	23.8
Filipino	89	1.2			
Japanese	6	0.1	Average household size	2.96	(X)
Korean	13	0.2	Average family size	3.5	(X)
Vietnamese	8	0.1			
Other Asian *	2	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	2	0	Total housing units	2,762	100
Native Hawaiian	1	0	Occupied housing units	2,447	88.6
Guamanian or Chamorro	0	0	Vacant housing units	315	11.4
Samoan	1	0	For seasonal, recreational, or occasional use	210	7.6
Other Pacific Islander *	0	0			
Some other race	1,581	21.8	Homeowner vacancy rate (percent)	1.6	(X)
Two or more races	381	5.2	Rental vacancy rate (percent)	2.9	(X)
<i>Race alone or in combination with one or more other races *</i>			HOUSING TENURE		
White	5,318	73.3	Occupied housing units	2,447	100
Black or African American	114	1.6	Owner-occupied housing units	1,318	53.9
American Indian and Alaska Native	233	3.2	Renter-occupied housing units	1,129	46.1
Asian	225	3.1			
Native Hawaiian and Other Pacific Islander	23	0.3	Average household size of owner-occupied	2.74	(X)
Some other race	1,747	24.1	Average household size of renter-occupied	3.22	(X)

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

San Miguel

San Miguel is remotely located and land values have remained affordable despite substantial increases in other north county communities. Though home to a high number of renters, San Miguel has retained a sense of community. Its location along a major freeway, rural small town character and proximity to Paso Robles makes San Miguel an attractive choice. However, San Miguel has some housing stock that is in fair or poor condition. In 2001, a sewer moratorium was lifted and San Miguel surged in growth. From 2001-June 2008, 271 single family and 24 multi-family units were constructed in the community. San Miguel grew 18% from 2000 to 2008, from 1,420 to 1,679 residents respectively (County Projections).

Recommendations/Conclusions: The County will continue to encourage well-designed multi-family projects on available vacant land. The County will also encourage mixed-use projects in San Miguel that would bring in both residential and commercial developments. Increased commercial activities would allow existing San Miguel residents to work in the community where they live.

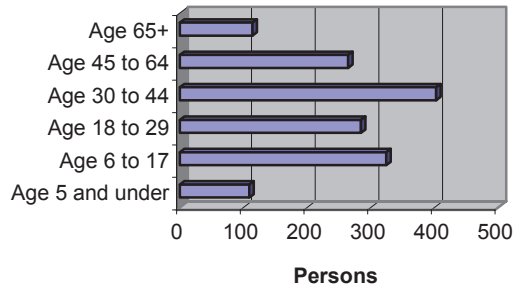
Median Household Income (1999)

\$33,264

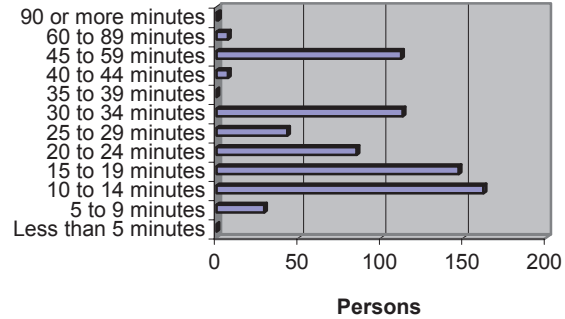
Percent of Low Income Households

57.5%

Age Distribution



Travel Time to Work



Tenure



Units in Structure

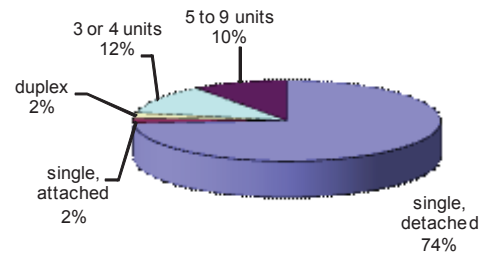


Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table B:8 San Miguel -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	1,427	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	1,427	100
Male	730	51.2	Hispanic or Latino (of any race)	466	32.7
Female	697	48.8	Mexican	403	28.2
			Puerto Rican	7	0.5
Under 5 years	108	7.6	Cuban	0	0
5 to 9 years	140	9.8	Other Hispanic or Latino	56	3.9
10 to 14 years	135	9.5	Not Hispanic or Latino	961	67.3
15 to 19 years	143	10	White alone	828	58
20 to 24 years	102	7.1	RELATIONSHIP		
25 to 34 years	220	15.4	Total population	1,427	100
35 to 44 years	238	16.7	In households	1,420	99.5
45 to 54 years	161	11.3	Householder	468	32.8
55 to 59 years	52	3.6	Spouse	245	17.2
60 to 64 years	38	2.7	Child	505	35.4
65 to 74 years	50	3.5	Own child under 18 years	427	29.9
75 to 84 years	31	2.2	Other relatives	96	6.7
85 years and over	9	0.6	Under 18 years	36	2.5
			Nonrelatives	106	7.4
Median age (years)	29.3	(X)	Unmarried partner	45	3.2
			In group quarters	7	0.5
18 years and over	956	67	Institutionalized population	0	0
Male	497	34.8	Non-institutionalized population	7	0.5
Female	459	32.2			
21 years and over	886	62.1	HOUSEHOLDS BY TYPE		
62 years and over	111	7.8	Total households	468	100
65 years and over	90	6.3	Family households (families)	335	71.6
Male	36	2.5	With own children under 18 years	218	46.6
Female	54	3.8	Married-couple family	245	52.4
			With own children under 18 years	150	32.1
RACE			Female householder, no husband prese	57	12.2
One race	1,309	91.7	With own children under 18 years	48	10.3
White	903	63.3	Nonfamily households	133	28.4
Black or African American	21	1.5	Householder living alone	94	20.1
American Indian and Alaska Native	39	2.7	Householder 65 years and over	33	7.1
Asian	6	0.4			
Asian Indian	0	0	Households with individuals under 18 ye	232	49.6
Chinese	1	0.1	Households with individuals 65 years ar	69	14.7
Filipino	1	0.1			
Japanese	3	0.2	Average household size	3.03	(X)
Korean	1	0.1	Average family size	3.53	(X)
Vietnamese	0	0			
Other Asian *	0	0	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	0	0	Total housing units	503	100
Native Hawaiian	0	0	Occupied housing units	468	93
Guamanian or Chamorro	0	0	Vacant housing units	35	7
Samoan	0	0	For seasonal, recreational, or occasione	5	1
Other Pacific Islander *	0	0			
Some other race	340	23.8	Homeowner vacancy rate (percent)	0.9	(X)
Two or more races	118	8.3	Rental vacancy rate (percent)	5.2	(X)
Race alone or in combination with one or more other races *			HOUSING TENURE		
White	1,001	70.1	Occupied housing units	468	100
Black or African American	31	2.2	Owner-occupied housing units	233	49.8
American Indian and Alaska Native	95	6.7	Renter-occupied housing units	235	50.2
Asian	18	1.3			
Native Hawaiian and Other Pacific Islander	0	0	Average household size of owner-occup	3	(X)
Some other race	411	28.8	Average household size of renter-occup	3.07	(X)

Templeton

Templeton is one of the fastest growing communities in the county. It has an old residential neighborhood and a western theme commercial corridor. In the 1980's and 1990's the west side of Templeton was subdivided into hundreds of large single-family lots and one-acre residential parcels. Nearly all of these are being developed with large, expensive homes. Both Templeton and San Miguel have available residential multi-family zoned land. Templeton produced 135 multi-family units as well as 360 single family units from 2001-June 30, 2008. The majority of housing units are owner-occupied, single-family detached homes, reflecting the community's family-oriented demographics. Templeton had 5,398 residents in 2008 (County Projections).

Recommendations/Conclusions: There is the potential for more secondary units in Templeton due to the high number of existing single-family homes on large lots. The County will continue to encourage development of secondary dwellings as well as mixed used development in Templeton.

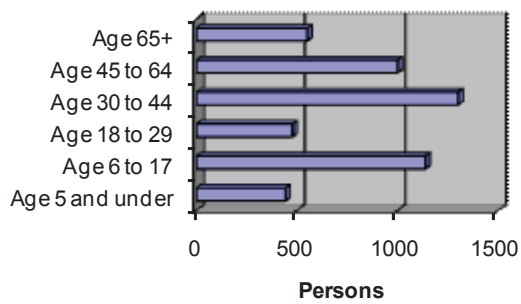
Median Household Income (1999)

\$53,438

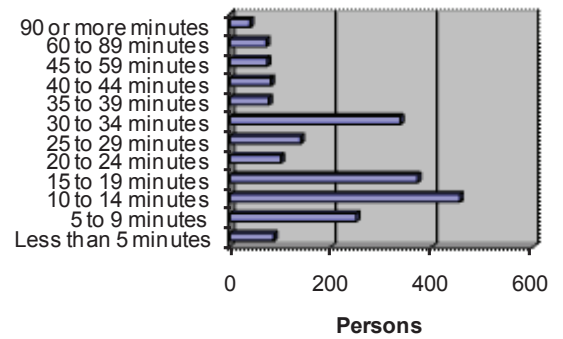
Percent of Low Income Households

31.2%

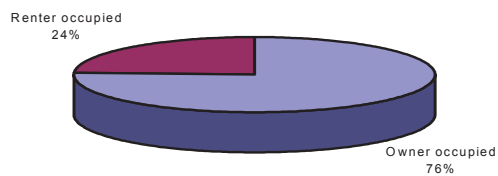
Age Distribution



Travel Time to Work



Tenure



Units in Structure

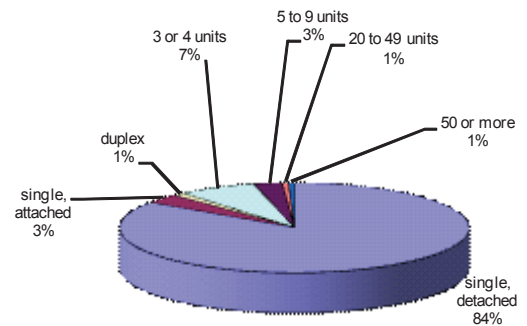


Table B:9 Templeton -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	4,687	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	4,687	100
Male	2,261	48.2	Hispanic or Latino (of any race)	554	11.8
Female	2,426	51.8	Mexican	453	9.7
			Puerto Rican	9	0.2
Under 5 years	321	6.8	Cuban	14	0.3
5 to 9 years	464	9.9	Other Hispanic or Latino	78	1.7
10 to 14 years	516	11	Not Hispanic or Latino	4,133	88.2
15 to 19 years	403	8.6	White alone	3,906	83.3
20 to 24 years	150	3.2	RELATIONSHIP		
25 to 34 years	445	9.5	Total population	4,687	100
35 to 44 years	950	20.3	In households	4,607	98.3
45 to 54 years	653	13.9	Householder	1,548	33
55 to 59 years	141	3	Spouse	1,012	21.6
60 to 64 years	107	2.3	Child	1,745	37.2
65 to 74 years	249	5.3	Own child under 18 years	1,503	32.1
75 to 84 years	197	4.2	Other relatives	147	3.1
85 years and over	91	1.9	Under 18 years	58	1.2
			Nonrelatives	155	3.3
Median age (years)	35.6 (X)		Unmarried partner	69	1.5
			In group quarters	80	1.7
18 years and over	3,109	66.3	Institutionalized population	80	1.7
Male	1,459	31.1	Noninstitutionalized population	0	0
Female	1,650	35.2			
21 years and over	2,949	62.9	HOUSEHOLDS BY TYPE		
62 years and over	599	12.8	Total households	1,548	100
65 years and over	537	11.5	Family households (families)	1,247	80.6
Male	203	4.3	With own children under 18 years	769	49.7
Female	334	7.1	Married-couple family	1,012	65.4
			With own children under 18 years	599	38.7
RACE			Female householder, no husband prese	178	11.5
One race	4,540	96.9	With own children under 18 years	133	8.6
White	4,235	90.4	Nonfamily households	301	19.4
Black or African American	55	1.2	Householder living alone	241	15.6
American Indian and Alaska Native	33	0.7	Householder 65 years and over	120	7.8
Asian	43	0.9			
Asian Indian	6	0.1	Households with individuals under 18 y	811	52.4
Chinese	2	0	Households with individuals 65 years ar	328	21.2
Filipino	14	0.3			
Japanese	9	0.2	Average household size	2.98 (X)	
Korean	2	0	Average family size	3.33 (X)	
Vietnamese	6	0.1			
Other Asian *	4	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	4	0.1	Total housing units	1,588	100
Native Hawaiian	4	0.1	Occupied housing units	1,548	97.5
Guamanian or Chamorro	0	0	Vacant housing units	40	2.5
Samoan	0	0	For seasonal, recreational, or occasio	8	0.5
Other Pacific Islander *	0	0			
Some other race	170	3.6	Homeowner vacancy rate (percent)	0.6 (X)	
Two or more races	147	3.1	Rental vacancy rate (percent)	2.5 (X)	
Race alone or in combination with one or more other races *			HOUSING TENURE		
White	4,366	93.2	Occupied housing units	1,548	100
Black or African American	72	1.5	Owner-occupied housing units	1,150	74.3
American Indian and Alaska Native	82	1.7	Renter-occupied housing units	398	25.7
Asian	83	1.8			
Native Hawaiian and Other Pacific Islander	8	0.2	Average household size of owner-occu	3.05 (X)	
Some other race	231	4.9	Average household size of renter-occu	2.76 (X)	

Table Notes:

(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Shandon

The population of Shandon grew very little until the year 2000, when construction of new homes on existing lots resumed. Intensification of agricultural employment in the region, combined with a housing shortage countywide, resulted in rising demand for housing in Shandon. The population was approximately 1,219 in 2008 (County Projections), and 102 single family housing units were constructed in the urban portion of Shandon from 2001-June 90, 2008.

Recommendations/Conclusions: Housing affordable to persons employed in surrounding agricultural operations is needed, but a community sewage and disposal system should be provided before high density housing such as apartments, condominiums or small-lot detached homes are approved.

County staff are working with property owners and community residents to complete a Shandon Community Plan Update. This Update could provide significantly more housing and jobs for the community.

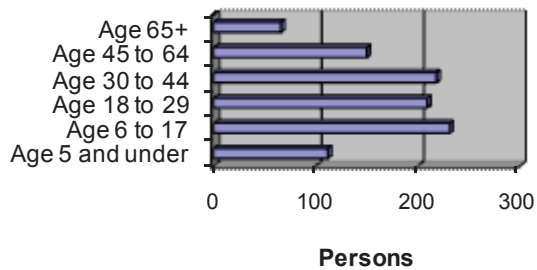
Median Household Income

\$34,807

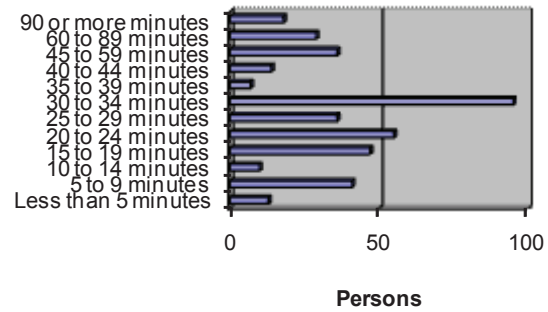
Percent of Low Income Households

59.7%

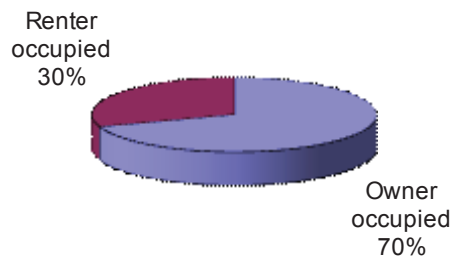
Age Distribution



Travel Time to Work



Tenure



Units in Structure

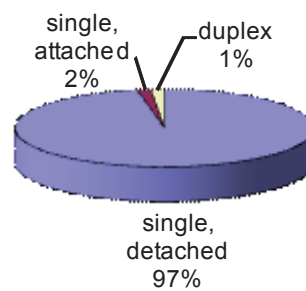


Table Notes:
(X) Not applicable

1. Other Asian alone, or two or more Asian categories.

2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3. In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, H12.

Table B:10 Shandon -2000 Census Population and Housing Data

SUBJECT	NUMBER	%	SUBJECT	NUMBER	%
Total population	986	100	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	986	100
Male	525	53.2	Hispanic or Latino (of any race)	470	47.7
Female	461	46.8	Mexican	419	42.5
			Puerto Rican	1	0.1
Under 5 years	88	8.9	Cuban	0	0
5 to 9 years	96	9.7	Other Hispanic or Latino	50	5.1
10 to 14 years	95	9.6	Not Hispanic or Latino	516	52.3
15 to 19 years	111	11.3	White alone	485	49.2
20 to 24 years	86	8.7	RELATIONSHIP		
25 to 34 years	142	14.4	Total population	986	100
35 to 44 years	154	15.6	In households	979	99.3
45 to 54 years	105	10.6	Householder	267	27.1
55 to 59 years	30	3	Spouse	182	18.5
60 to 64 years	19	1.9	Child	362	36.7
65 to 74 years	39	4	Own child under 18 years	291	29.5
75 to 84 years	15	1.5	Other relatives	103	10.4
85 years and over	6	0.6	Under 18 years	38	3.9
			Nonrelatives	65	6.6
Median age (years)	26.5	(X)	Unmarried partner	8	0.8
			In group quarters	7	0.7
18 years and over	644	65.3	Institutionalized population	0	0
Male	351	35.6	Noninstitutionalized population	7	0.7
Female	293	29.7			
21 years and over	574	58.2	HOUSEHOLDS BY TYPE		
62 years and over	73	7.4	Total households	267	100
65 years and over	60	6.1	Family households (families)	226	84.6
Male	26	2.6	With own children under 18 years	133	49.8
Female	34	3.4	Married-couple family	182	68.2
			With own children under 18 years	106	39.7
RACE			Female householder, no husband prese	27	10.1
One race	921	93.4	With own children under 18 years	18	6.7
White	702	71.2	Nonfamily households	41	15.4
Black or African American	5	0.5	Householder living alone	29	10.9
American Indian and Alaska Native	6	0.6	Householder 65 years and over	9	3.4
Asian	5	0.5			
Asian Indian	0	0	Households with individuals under 18 years	146	54.7
Chinese	0	0	Households with individuals 65 years and over	44	16.5
Filipino	0	0			
Japanese	0	0	Average household size	3.67	(X)
Korean	2	0.2	Average family size	3.86	(X)
Vietnamese	0	0			
Other Asian *	3	0.3	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander	0	0	Total housing units	286	100
Native Hawaiian	0	0	Occupied housing units	267	93.4
Guamanian or Chamorro	0	0	Vacant housing units	19	6.6
Samoa	0	0	For seasonal, recreational, or occasional use	0	0
Other Pacific Islander **	0	0			
Some other race	203	20.6	Homeowner vacancy rate (percent)	4.1	(X)
Two or more races	65	6.6	Rental vacancy rate (percent)	5.7	(X)
<i>Race alone or in combination with one or more other races **</i>			HOUSING TENURE		
White	759	77	Occupied housing units	267	100
Black or African American	11	1.1	Owner-occupied housing units	185	69.3
American Indian and Alaska Native	21	2.1	Renter-occupied housing units	82	30.7
Asian	14	1.4			
Native Hawaiian and Other Pacific Islander	0	0	Average household size of owner-occupied	3.58	(X)
Some other race	252	25.6	Average household size of renter-occupied	3.85	(X)